

025.A

0006

0037.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

680,100 / 680,100

USE VALUE:

680,100 / 680,100

ASSESSED:

680,100 / 680,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
35-37		WINDSOR ST, ARLINGTON

OWNERSHIP

Owner 1:	EMER DAVID & YELENA	Unit #:	37
----------	---------------------	---------	----

Owner 2:

Owner 3:

Street 1: 37 WINDSOR ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	FIRSHEIN ALEXANDER -
----------	----------------------

Owner 2:	FRASKE-FIRSHEIN ALLISON -
----------	---------------------------

Street 1: 37 WINDSOR ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Vinyl Exterior and 1744 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7314																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	676,800	3,300		680,100		316100
							GIS Ref
							GIS Ref
							Insp Date
							05/15/18

PREVIOUS ASSESSMENT		Parcel ID		025.A-0006-0037.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2020	102	FV	751,200	3300	.
2019	102	FV	667,800	3300	.
2018	102	FV	591,700	3300	.
2017	102	FV	540,300	3300	.
2016	102	FV	540,300	3300	.

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
FIRSHEIN ALEXAN	76045-503	2	10/30/2020		770,000
TERSEK BRIGITTE	72764-132	2	6/14/2019		711,000
GIRARDI ANDREA	64182-159		9/4/2014		560,000

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/17/2018	1538	Porch	6,600	C					12/3/2020	SQ Returned	JO	Jenny O											
									11/19/2020	SQ Mailed	MM	Mary M											
									8/15/2019	SQ Returned	JO	Jenny O											
									5/15/2018	Measured	DGM	D Mann											
									5/14/2015	SQ Returned	MM	Mary M											
									1/7/2015	NEW CONDO	PC	PHIL C											

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good													
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 2 - Hip				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good													
Color: GREY				A Kits:	Rating:													
View / Desir: S15 - Size 15				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: B- - Good (-)				CONDOS INFORMATION														
Year Blt: 1913	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdict: G16	Fact: .			Floor: M - Multi-Level														
Const Mod:				% Own: 51.500000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:				1	6	3	M							
Sec Int Wall:		%		Economic:														
Partition: T - Typical				Special:														
Prim Floors: 3 - Hardwood				Override:														
Sec Floors:		%		Total:	10.8 %													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES										
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:				Size Adj.: 1.25206423														
Electric: 3 - Typical				Const Adj.: 0.84983003														
Insulation: 2 - Typical				Adj \$ / SQ: 313.892														
Int vs Ext: S				Other Features: 79612														
Heat Fuel: 2 - Gas				Grade Factor: 1.21														
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC: 100			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 758719														
% Com Wall:	% Sprinkled:			Depreciation: 81942														
				Depreciated Total: 676778														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 025.A-0006-0037.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	20X10	A	AV	1913	27.50	T	40	102			3,300		3,300	
More: N	Total Yard Items:	3,300		Total Special Features:			Total:	3,300										
IMAGE AssessPro Patriot Properties, Inc																		
																		